



FREMONT PLANNING BOARD

June 4, 2008

Meeting Minutes

Approved June 18, 2008

Present: Selectman Gene Cordes, Members Leon Holmes, Jr., John (Jack) Downing, Alt. Salvatore Angelone, RPC Circuit Rider David West and Land Use AA/Recording Secretary Meredith Bolduc.

Mr. Downing made the motion that Mr. Holmes be Chairman Pro-tem.
Motion seconded by Mr. Angelone with unanimous favorable vote.

Mr. Holmes called the meeting to order at 7:25 pm and appointed Mr. Angelone as a voting Member in Mr. Pitkin's for this meeting.
Co-Chair and CC Rep. Jack Karcz joined the meeting at 8:00 pm.

MASTER PLAN

Land Use Chapter

Mr. West submitted a draft paper map of the Town for the Members to use as a tool to help update the Land Use Chapter to the Master Plan. There were lengthy conversations relative to objectives about the quality and diversity of land use in the Town, transfer of density, inclusionary zoning and workforce housing. Mr. West said that he would like to get Cliff Sinotte of RPC to come in and talk to the Board about transfer of density rights. It was agreed that Mr. Sinotte be contacted and scheduled for a meeting with the Board.

The Members reviewed the draft map and, offered some thoughts about where in the Town land might be considered for future land use relative to resource protection or conservation, open space/recreation, rural residential, low density residential, medium density residential, high density residential, general office/commercial, highway commercial, downtown or village/mixed use, industrial and community facilities.

Mr. West said that he will write the Existing Land Use Chapter and it will have a Future Land Use section as well as a map. Then after Mr. Sinotte has talked to the Board he will update the draft to incorporate any further information.

Community Facilities Chapter

Mrs. Bolduc stated that additional feedback has been requested from all of the departments involved with the Communities Facilities Chapter with a May 28, 2008 date of submittal. This will be on the June 18, 2008 agenda.

Housing Chapter

This chapter is contracted, but has not been started yet. Mr. West said the contract is due in December, 2008.

Implementation and Action Plan Chapter

Mr. West reported that correspondence has been received from NH DOT CTAP Project Manager Ansel Sanborn reporting that the NH DOT has approved the funding of \$1,500 for the creation of an Implementation and Action Plan Chapter of the Fremont Master. A contract will be drawn by RPC for the signatures of the Board and Selectmen.

MINUTES

Mr. Holmes made the motion to approve the minutes of the May 28, 2008 meeting as written. Motion seconded by Mr. Downing with unanimous favorable vote except for Mr. Cordes who abstained as he was not present at that meeting.

SITE PLAN REVIEW AND SUBDIVISION REGULATIONS

Conditions of Approval for Site Plan Review and Subdivision

After some discussion Mr. Angelone made the motion to add the following to the list of conditions for Site Plan Review and Subdivision Regulations:

1. That a road construction security, inspection agreement and indemnification agreement be completed with the Town of Fremont before the mylar is signed and recorded.
2. That the applicant be responsible to see that the provisions of Subdivision Regulation Article 3 Section 10 shall be complied with relative to the construction of the roadway.
3. The applicant shall preserve all existing trees and shrubbery to the fullest extent possible. Special consideration shall be given to the arrangement and ultimate improvement or development of the lots to this end. Precautions shall also be taken to protect existing trees, shrubbery and vegetation during the construction of roads and utilities. This includes preservation of any existing trees and shrubbery to the fullest extent possible.
4. That the applicant install street name and traffic control signs. Installation shall be coordinated with the Fremont Road Agent subject to road performance bond.

Motion seconded by Mr. Holmes with unanimous favorable vote.

INNOVATIVE PLANNING TECHNIQUES

Mrs. Bolduc reported that Clay Mitchell has agreed to do a power point presentation on Innovative Planning Techniques for the Board at 7:30 pm on August 6, 2008. Bob Larson of the Energy Committee has been notified of this presentation.

CTAP

Mr. Karcz reported the he went to the last CTAP meeting where a topic was mapping build outs. Mrs. Bolduc said that Rob Pruyne of RPC is tentatively scheduled to meet with the Planning Board on August 20, 2008 to discuss a community build out analysis for CTAP.

CORRESPONDENCE

1. Notice of the Local Government Center's annual conference scheduled for November 12-14, 2008. More information will be forthcoming.

Mr. Holmes made the motion to adjourn at 9:50 pm.

Motion seconded by Mr. Cordes with unanimous favorable vote.

Respectfully submitted,
Meredith Bolduc, Secretary